

MINUTES OF BOARD OF DIRECTORS REGULAR MEETING
WEDNESDAY July 25, 2018 6:00PM

BOARD MEMBERS PRESENT: Mike McCoy, Mike Perry, Maggie Case,
MaryAnn Smith and James Tucker

OTHERS PRESENT: Gail Denny – Property Manager

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Approved as Submitted

The Chair announces that the meeting is called to order at 6:00 pm, and to let the minutes reflect that all five (5) Board members are present. The Pledge of Allegiance was recited. The Chair announces the agenda and speaking rules that are in the packet.

President’s Comments- The Chair gives a brief update on the Suncoast Toll Road II and announces the CERT presentation.

Member comments: There were member comments.

Review Minutes/Accept – The Chair announces the minutes that are in the packet,

MaryAnn Smith moves to accept the meeting minutes of May 23, 2018 as submitted. Maggie Case seconds, motion passed. 5/0

MaryAnn Smith moves to accept the meeting minutes of May 30, 2018 as submitted. Mike Perry seconds, motion passed. 5/0

MaryAnn Smith moves to accept the workshop meeting minutes of May 30, 2018 as submitted. Jim Tucker seconds, motion passed. 5/0

MaryAnn Smith moves to accept the special meeting minutes of June 15, 2018 as submitted. Maggie Case seconds, motion passed. 4/1 Mike McCoy abstained

MaryAnn Smith moves to accept the special meeting minutes of July 11, 2018 as submitted. Maggie Case seconds, motion passed. 4/1 Mike Perry abstained

Communications CERT Presentation -

The Chair welcomes CERT Citrus County Emergency Response Team and Mr. George Chretien is given the floor for his presentation. After the presentation the Board unanimously agreed for at 10-minute recess to allow members in attendance to collect data from Mr. Chretien and his team. The meeting resumed at 6:45 pm.

Treasurer's Report - The Chair announces that he entertains a motion to accept the Treasurer's Report's that are in the packet. Maggie Case moves to accept the treasurer's report for May 31, 2018 subject to audit. Jim Tucker seconds, motion passed. 5/0

Maggie Case moves to accept the treasurer's report for June 30, 2018 subject to audit. Mike Perry seconds, motion passed. 5/0

Communications -

The Chair asked if anyone wished to speak on their reports and The PREL Chair Carol Bartolet spoke about the survey they held that yielded a result of 80 for and 5 against adding the fencing along the area of the community center complex directly in front of the equestrian facility. There were no other comments from committee members.

There were no resident communications as were allotted in the open communication time presented for (30-minutes). However, there were comments from the Board. Mike Perry recognized the new website and Jim Tucker spoke of a new owner for the Golf Course within Pine Ridge "Highland Hills".

Unfinished Business –

- A) Computer Complex Fencing Addition for Equestrian/Vote:** Mike Perry moves to hire an equestrian consultant to advise us on the best type of containment for runaway horses. Maggie Case seconds, motion passed. 5/0

New Business - The Chair announces New Business

- A) Website Special Service Additions/Vote:** The Chair announces the data that is in your packet and asks to entertain a motion. Maggie Case moves to accept the proposals put forth by the Property Manager. MaryAnn Smith moves to amend the motion to add "except for text, and that we take ownership of the Facebook, Instagram and twitter cites and implement Facebook." Mike Perry seconds, motion passed. 5/0
- B) Eight Trail Signs to Repair/Replacement/Vote:** The Chair announces the proposal in your packet and Manager Gail Denny explains the different components of the project. James Tucker moves to accept what Gail has provided to us in the amount of \$9,403.88 to refurbish and remake signs. Mike Perry seconds, motion passed. 5/0
- C) Pine Ridge Property Appraisal Report/Sale/Vote:** The Chair allows Community Association Manager Gail Denny to present the appraisal report and answer questions for the Board. MaryAnn Smith moves to place this property up for sale at \$33K for what it appraised for. Jim Tucker seconds, motion passed. 5/0

D) Legal/Collections/Fines/Vote: The Chair allows Community Association Manager Gail Denny to explain the matter regarding a recent fine that was imposed. Mike Perry moves to suspend the fine, that they resubmit for the front and side fence through the application process and to allow them the six months requested to complete this process. Jim Tucker seconds. MaryAnn Smith amends the motion that as long as the side and front is altered to comply with the deed restrictions permit the rear border fence and cancel the fine. Jim Tucker seconded, amended motion passed 4/1; Mike Perry nay.

8. Adjournment

The Chair called for adjournment and the meeting adjourned at 8:25 pm

Respectfully submitted by: Maggie Case, Secretary
